

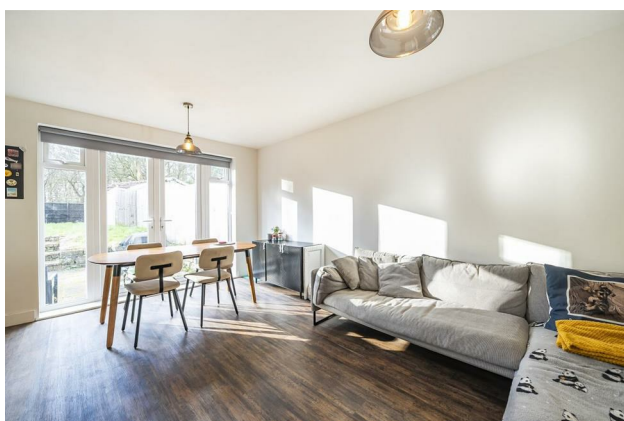
# HUNTERS®

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Iveson Drive, Cookridge, LS16

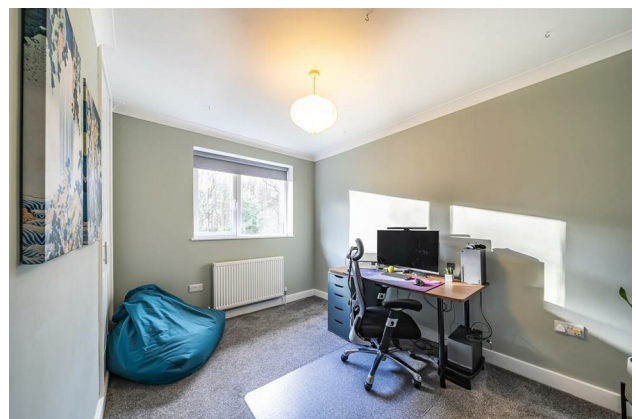
Guide Price £365,000

Property Images





## Property Images



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## Property Images





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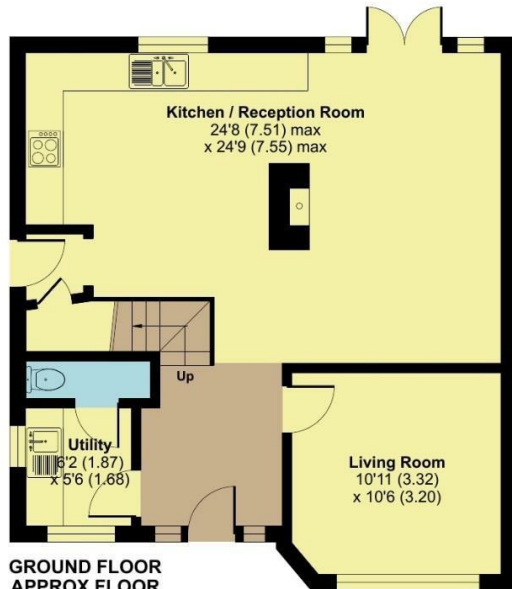
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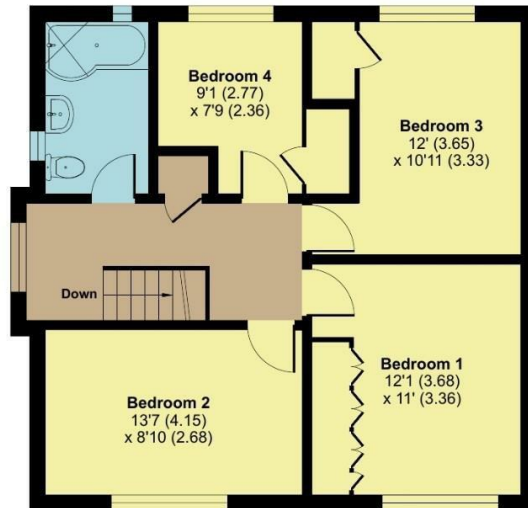
## Iveson Drive, Leeds, LS16

Approximate Area = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 59.1 SQ M  
(637 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 57.2 SQ M  
(616 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1252999

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Iveson Drive, Cookridge is a superb, modern, four-bedroom semi-detached family home situated in a highly sought-after location. Perfect for a growing family, this property is close to essential amenities, reputable nurseries and schools, excellent commuter links, and leisure facilities such as gyms and a golf course.

## Key Features:

- **Move-in Ready:** Ideal for families with young children, this home offers convenience and style with everything you need close at hand.
- **Spacious Entrance Hallway:** A welcoming and airy space to greet guests.
- **Good-Sized Utility Room & WC:** Practical and convenient for busy households.
- **Separate Lounge:** A cosy area at the front of the property, perfect for relaxing.
- **Open Plan Kitchen/Diner:** The modern and stylish kitchen is a true highlight of this home. It features sleek units, integrated appliances, and ample counter space, making it both functional and visually appealing. The central island breakfast bar provides additional seating and workspace, ideal for casual dining or entertaining. The dedicated dining area easily accommodates a large table for family meals, while the snug seating area with log burner, creates a relaxed space for socialising. Double doors open directly to the large rear garden, ensuring seamless indoor-outdoor living. This thoughtfully designed layout is perfect for busy families and those who love to host.
- **Four generously proportioned bedrooms,** each designed to offer ample space and abundant natural light. The master bedroom features fitted wardrobes for convenient storage, while two additional bedrooms include built-in storage solutions to maximise floor space. The remaining bedroom is both spacious and adaptable, making it perfect for children, guests, or a dedicated home office.
- **Modern Family Bathroom:** Designed with contemporary fixtures and fittings for a sleek finish.
- **Front Driveway:** A tarmac driveway provides ample off-street parking.
- **Large Rear Garden:** The fully enclosed, mainly lawned garden offers privacy with a peaceful outlook, making it perfect for children, pets, and outdoor entertaining.

This property offers a fantastic combination of space, comfort, and functionality in a prime location. Don't miss out — book your viewing today!

## Features

- BEAUTIFUL FAMILY HOME • FOUR BEDROOMS • OPEN PLAN LIVING • UTILITY ROOM AND DOWNSTAIRS W.C. • ENCLOSED GARDENS AND SPACIOUS DRIVEWAY • SEMI DETACHED • OFF STREET PARKING • POPULAR LOCATION • EPC RATING:- D • COUNCIL TAX BAND:- C